



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: November 23, 2004

Department: Zoning, Building and Planning **Staff Contact:** Catherine VerEecke, Program Planner

TITLE: CONSENT: Zone Map Amendment from A-1 to M-1 (CZ-40010)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Ordinance # _____

SUMMARY:

At the October 6, 2004 public hearing, the County Planning Commission voted (6-0; Montano excused) to recommend approval of a zone map amendment from M-H/C-1 to M-1 on Tracts 4C and 4B2, MRGCD Map #32, and Tracts 4A1 and 4A2 (excluding westerly portion), Lands of Ruth Tripplett, LD-73-431, containing approximately 1.22 acres. The decision was based on the following six (6) Findings.

Findings:

1. This is a request for a zone map amendment from M-H/C-1 to M-1 on Tracts 4C and 4B2, MRGCD Map #32, and Tracts 4A1 and 4A2 (excluding westerly portion), Lands of Ruth Tripplett, LD-73-431, containing approximately 1.22 acres.
2. The property is located in the Semi-Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. The request is consistent with North Valley Area Plan Policy 3 that states the City and County shall promote the redevelopment of commercially-zoned properties.
4. The request does not constitute a "spot zoning" as the subject property is adjacent to properties with the proposed M-1 zoning.
5. The proposed use is consistent with Resolution 116-86 in that changed neighborhood conditions have occurred in the area of the site, including the transition to M-1 zoning on most properties.
6. This request is consistent with the health, safety, and general welfare of the residents of the County.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (October 8, 2004)
2. County Planning Commission Information Packet.

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval